

# CITY OF FREDERICKSBURG VIRGINIA

## Map Of Official Zoning

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### Legend

- R-2 - RESIDENTIAL
- R-4 - RESIDENTIAL
- R-8 - RESIDENTIAL
- R-12 - RESIDENTIAL
- R-16 - RESIDENTIAL
- R-30 - RESIDENTIAL
- R-MH - RESIDENTIAL MOBILE HOME
- C-T - COMMERCIAL / TRANSITIONAL OFFICE
- C-D - DOWNTOWN BUSINESS
- C-SC - COMMERCIAL SHOPPING CENTER
- C-H - COMMERCIAL HIGHWAY
- I-1 - INDUSTRIAL - LIGHT
- I-2 - INDUSTRIAL - GENERAL
- PD-R - PLANNED DEVELOPMENT - RESIDENTIAL
- PD-C - PLANNED DEVELOPMENT - COMMERCIAL
- PD-MU - PLANNED DEVELOPMENT - MIXED USE
- PD-MC - PLANNED DEVELOPMENT - MEDICAL CENTER

NOTES:  
1. ZONES PORTRAYED ARE A GRAPHIC REPRESENTATION ONLY & MUST BE VERIFIED THROUGH THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.  
2. FLOODPLAIN & CHESAPEAKE BAY PRESERVATION AREA BOUNDARIES (SHOWN ON SEPERATE MAPS) APPLY & MUST BE VERIFIED THROUGH THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.  
3. SOME PARCELS ARE CONDITIONALLY ZONED & MUST BE VERIFIED THROUGH THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

- Ancillary Roads
- Road Centerlines
- Rail Roads
- City Boundary

